



CITY OF MOUNTAIN VIEW

DEVELOPMENT REVIEW COMMITTEE

AGENDA

WEDNESDAY, APRIL 1, 2015

PLAZA CONFERENCE ROOM AT CITY HALL – 500 CASTRO STREET

2:00 P.M.

1. ROLL CALL

Members: Deputy Zoning Administrator Denis, Architect Poncini, and Architect Sabalvaro.

2. REVIEW

- 2.1 **1001, 1005, 1015, 1023, 1043, 1091 North Shoreline Boulevard; 1130, 1150, 1160 Terra Bella Avenue; and 1062 Linda Vista Avenue, Mark Calvano for Calvano Development, Inc., 229-14-DRP; APN: 153-15-014, 153-15-015, 153-15-016, 153-15-017, 153-15-018, 153-15-022, 153-15-024, 153-15-026, and 153-15-028**

Request for a Development Review Permit to construct a new four-story, 111,443 square foot office building with 371 surface parking stalls and a Heritage Tree Removal Permit to remove 32 Heritage trees on a 7.3-acre project site. The project site is located on the northeast corner of North Shoreline Boulevard and Terra Bella Avenue in the ML (Light Industrial) and MM (General Industrial) Districts.

Project Planner: Lindsay Hagan

- 2.2 **1968 Hackett Avenue and 208-210 Sierra Vista Avenue, Josh Vrotsos for Dividend Homes, 529-14-PUD; APN: 150-09-005, 150-09-006, and 150-09-011**

Request for a Planned Unit Development Permit and a Development Review Permit for a 24-unit rowhouse project to replace 21 existing single-story, multi-family apartment units and a Heritage Tree Removal Permit to remove eight Heritage trees on a 1.6-acre project site, and a determination that the project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines, located on the northeast corner of Sierra Vista Street and Hackett Avenue in the R-3 district.

Project Planner: Rebecca Shapiro

3. ADJOURNMENT

LB/5/CDD/892-03-27-15A-E

How the Development Review Process Works

The Development Review Committee (DRC) is made up of professional architects chaired by the Deputy Zoning Administrator, who reviews proposed large and small planning applications. The DRC reviews the site and architectural design of projects to determine whether they are in accordance with the General Plan, specific plans, the Zoning Ordinance, and other City Code requirements and will be compatible with the site and surrounding developments to ensure the orderly and harmonious growth of the City.

In reviewing projects to determine whether they are compatible with the site, the DRC evaluates existing site conditions, including, but not limited to, the location of existing trees and structures and environmental conditions to determine how best to site a project. To determine if a project will be compatible with surrounding developments, the DRC evaluates the siting of the project as it relates to the character of the neighborhood context and the street, the massing of the building structure, and the architectural style and detailing. The DRC takes a proactive, hands-on approach to find appropriate design solutions to create the best possible project for the site.

The DRC makes design recommendations to the Zoning Administrator regarding the site plan and architecture for projects requiring a Planned Unit Development, Planned Community Permit, or Development Review Permit.

At the meeting, the applicant will be asked to make a brief presentation on the proposal. Comments from the public shall be heard after the architect's presentation and prior to the Committee making a recommendation.